



CITY OF GROVE CITY
4035 Broadway
Grove City, Ohio 43123
(614) 277-3000
Fax (614) 277-3011
www.ci.grove-city.oh.us

RECEIVED

AUG 05 2011

GC PLANNING COMMISSION

METHOD OF ZONING CHANGE
~~REVERSION OF ZONING CLASSIFICATION~~
APPLICATION
FEE \$100.00

Date Submitted _____

PROJECT INFORMATION

PROJECT NAME Ironwood Properties - 2 parcels		
PROPERTY LOCATION/ADDRESS N/S of London-Groveport Rd., west of Meadows Drive & east of I-71		
PARCEL TAX ID # A: 040-013250 B: 040-014586		
EXISTING ZONING PUD-C & PUD-I	PROPOSED ZONING PUD-C & PUD-I	
PROPERTY OWNER(S) Ironwood Properties II, Ltd.		
MAILING ADDRESS 2041 Arlingate Lane, Columbus, OH 43228		
DAYTIME TELEPHONE () 614-876-9484	FAX NUMBER () 614-876-0253	E-MAIL

APPLICANT/AGENT

NAME OF APPLICANT Donald T. Plank, Esq.		
MAILING ADDRESS Plank Law Firm, 145 E. Rich Street, 3rd Flr, Columbus, OH 43215-5240		
DAYTIME TELEPHONE () 614-947-8600	FAX NUMBER () 614-228-1790	E-MAIL dplank@planklaw.com
DESIGNATED CONTACT PERSON Donald T. Plank		DAYTIME TELEPHONE () same as above

I, Donald T. Plank, the applicant or the applicant's duly authorized agent, have read and understand the contents of this submittal. The information contained, including attached exhibits, is complete and true/correct, to the best of my knowledge. A completed checklist and required checklist items accompanies this application.

Site visits to the property may be necessary by City representatives. The Owner/Applicant hereby authorizes representatives to visit and/or photograph the property described in this application.

Signature of Applicant Donald Plank attorney Date 8/3/2011
Signature of Owner Donald Plank, attorney Date 8/3/2011
for Ironwood Properties II, Ltd.

FOR OFFICE USE ONLY

DATE RECEIVED 8/5/11	PAYMENT \$100.00 RECEIVED/AMOUNT	RECEIVED BY MF	CHECK # 1469
DATE SCHEDULED FOR PC 9/6/11	PUD FINDING MET YES NO	APPROVED PLAN ATTACHED YES NO	TEXT INCLUDED YES NO
PROJECT ID # 201108050020		PLANNING COMMISSION ACTION APPROVED DISAPPROVED	

PETITION TO CHANGE THE ZONING MAP OF THE
CITY OF GROVE CITY

Per Section 1139.01, "Applications or petitions for change or amendment to existing districts in the City shall be made to the office of the Planning Commission and shall be accompanied with a fee of \$100.00, payable to the City of Grove City and shall be deposited in the General Fund. This fee is for the purpose of defraying the costs of preparing the necessary plats, maps, data, legislation and notices and all official publications required by the City and shall not be refundable even though the application is disapproved by the Planning Commission or Council. Applications under Sections 1135.01 to 1135.05 are included herein". (Ordinance C-49-01, Passed 8-6-01.)

We, the undersigned, hereby request the rezoning of the following described property and petition for changing the Zoning map:

LOCATION OF
PROPERTY North side of London-Groveport Rd., west of Meadows Drive
& east of I-71

EXISTING ZONING PUD-C & PUD-I **PROPOSED ZONING** PUD-C & PUD-I

PETITIONER NAME (PLEASE PRINT) Donald T. Plank

PETITIONER'S SIGNATURE 

OWNER NAME (PLEASE PRINT) Ironwood Properties II, Ltd.

OWNER SIGNATURE by Donald Plank, attorney

DATE 8/3/2011

METHOD OF ZONING CHANGE;
REVISION OF ZONING CLASSIFICATION
APPLICATION CHECKLIST

Per Section 1139.03 (a), "All requests for modifications of the use districts as established by the Zoning Code shall be submitted to the Planning Commission upon such forms as provided by the Planning Commission for that purpose and pursuant to such rules and regulations as shall be established by the Planning Commission. The Commission may, upon its own motion, recommend to Council changes in the use districts herein established. An applicant requesting a change in the use districts herein established shall file together with the request as hereandbefore described an affidavit with the Planning Commission. The Commission after hearing and consideration of such request shall forward its findings and recommendations to Council and provide a copy thereof to the applicant and other interested parties who shall request the same". (Ordinance C-49-01, Passed 8-6-01.)

The following checklist items are required to process a Zoning Request:

- ☐ 1. For a Planned Unit Development (PUD) Rezoning Request, a copy of the letter from the Clerk of Council indicating City Council's approval or disapproval of the Preliminary Development Plan.
- ☒ 2. A meets and bounds legal description for the area to be rezoned.
- ☒ 3. A map (no larger than 11 x 17) outlining the said parcel or parcels to be rezoned.
- ☒ 4. Listing of names and mailing addresses of all persons, corporations and entities contiguous to and across the street from the proposed zoning change.
- ☒ 5. Signature of Property Owner of Record

Please be aware that no changes or alterations in applications shall be permitted, once processing has started. However, an application may be withdrawn upon written request from the petitioner, but in all such instances, the petitioners will forfeit the filing fee.

PETITIONER NAME (PLEASE PRINT)

PETITIONER'S SIGNATURE

OWNER NAME (PLEASE PRINT)

OWNER SIGNATURE

DATE

Donald Plank
Donald Plank
Ironwood Properties II LTD
by Donald Plank, attorney
8/3/2011 ✓

**For Zoning Purposes Only
Description for 8.526 Acres
East Side of Interstate 71
North Side of State Route 665**

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey 1434, and being a 8.526 acres out of the original 10.199 acre tract conveyed to Ironwood Properties II, Ltd. (PID 400-013250-00) which is described as being all of lot 2B of Gateway Business Park Resubdivision of Lot 2 as recorded in Plat Book 107, Page 8, said 8.526 acres being described as follows:

Beginning, at the northeast corner of said Lot 2A, in the south line of a 23.214 acre tract conveyed to FR Investment Properties, LLC (PID 400-009552-00), and at the northwest corner of a 5.513 acre tract conveyed to Mount Carmel Health System (PID 400-013249-80);

Thence **S 6° 18' 05" W**, along the westerly line of said 5.513 acre tract, **515.12 feet** to the southwest corner of said 5.513 acre tract also being in the north right-of-way of Meadow Pond Court as shown in said Plat Book 107, Page 8;

Thence along the north, west, and south lines of said Meadow Court Pond the following courses;

with a curve to the right, having a central angle of **27° 45' 46"**, a radius of **25.00 feet**, and an arc length of **12.11 feet**, a chord bearing and chord distance of **N 55° 59' 46" W, 12.00 feet**;

with a curve to the left, having a central angle of **268° 40' 38"**, a radius of **45.00 feet**, and an arc length of **211.02 feet**, a chord bearing and chord distance of **S 3° 26' 39" W, 64.37 feet**;

with a curve to the right, having a central angle of **47° 12' 23"**, a radius of **25.00 feet**, and an arc length of **20.60 feet**, a chord bearing and chord distance of **N 72° 42' 06" E, 20.02 feet**;

S 83° 41' 55" E, 304.50 feet to the northwest corner of a 0.978 acre tract conveyed to Our S Ltd. (PID 040-010336);

Thence **S 06° 38' 19" W**, along the west line of said 0.978 acre tract, **235.96 feet** to a point in the north line of the proposed limited access right-of-way for future Ramp A to Interstate 71;

Thence along the north line of said proposed limited access right-of-way the following courses;

N 83° 31' 52" W, 270.01 feet;

N 52° 44' 57" W, 83.83 feet;

N 74° 01' 41" W, 172.87 feet to a point in the east line of a 1.365 acre tract conveyed to David M. & Barbara A. Masters (PID 040-004972);

Thence **N 06° 38' 08" E**, along the east line of said 1.365 acre tract, **125.42 feet** to the northeast corner of said 1.365 acre tract;

Thence **N 82° 23' 30" W**, along the north line of said 1.365 acre tract, **253.52 feet** to a point in the east line said limited access right-of-way;

Description for 8.526 Acres

-2-

Thence along the east line of said proposed limited access right-of-way the following courses;

N 23° 00' 32" W, 72.77 feet;

N 00° 15' 59" E, 141.90 feet;

N 12° 18' 05" E, 106.25 feet;

N 22° 14' 04" E, 262.60 feet to a point in the south line of said 23.214 acre tract;

Thence **S 88° 27' 55" E**, along the south line of said 23.214 acre tract, **419.79 feet** to the **True Point of Beginning**.

Containing **8.526 acres** of land, more or less. The above description was prepared by Douglas R. Hock, P.S. 7661 on October 28, 2010 and is based on existing records. A drawing of the above description is attached hereto and made a part thereof.

Bearings are based on the plat Gateway Business Park Resubdivision of Lot 2 as recorded in Plat Book 107, Page 8 which establishes the centerline of Meadow Pond Court as being **N 83° 41' 55" W**.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661

CITY OF GROVE CITY OHIO
3060 LONDON GROVEPORT RD
GROVE CITY OH 43123-8853

CONVEST IV LLC
3043 LONDON GROVEPORT RD
GROVE CITY OH 43123-8514

FR INVESTMENT PROPERTIES LLC
311 S WACKER DR STE 4000
CHICAGO IL 60606

NEAL M GRIESEN AUER
2880 LONGRIDGE WAY
GROVE CITY OH 43123-9455

MOUNT CARMEL HEALTH SYSTEM
3000 MEADOW POND CT
GROVE CITY OH 45123

OUR S LTD
2986 LONDON GROVEPORT RD
GROVE CITY OH 43123-8935

SERVICES DEVELOPMENT CORP
3060 LONDON GROVEPORT RD
GROVE CITY OH 43123-8853

TIM DONUT U S LIMITED INC
3065 LONDON GROVEPORT RD
GROVE CITY OH 43123-8514